



CITY OF MORGAN HILL

17555 PEAK AVENUE, MORGAN HILL, CALIFORNIA 95037-4128 (408) 779-7247

Website Address: www.morgan-hill.ca.gov / Email: General@ch.morgan-hill.ca.gov

PLANNING COMMISSION

TUESDAY, JUNE 27, 2000

CITY COUNCIL CHAMBERS

CIVIC CENTER

17555 PEAK AVENUE

MORGAN HILL, CA

COMMISSIONERS

CHAIRMAN DENNIS PINION

VICE-CHAIR YARMILA KENNETT

COMMISSIONER RALPH LYLE

COMMISSIONER PATRICIA MCMAHON

COMMISSIONER JOSEPH MUELLER

COMMISSIONER TIMOTHY RIDNER

COMMISSIONER BARBARA SULLIVAN

REGULAR MEETING - 7:00 p.m.

*** A G E N D A ***

NOTICE TO THE PUBLIC

The following policies shall govern the conduct of the Planning Commission meetings:

- *All Planning Commission proceedings are tape-recorded.*
- *Individuals wishing to address the Planning Commission on a particular item should fill out a speaker card and present it to the Secretary. This will assist the Chairperson in hearing your comments at the appropriate time.*
- *When the Chairperson invites you to address the Commission, please state your name and address at the beginning of your remarks.*
- *Speakers will be recognized to offer presentations in the following order:*
 - *Those supporting the application*
 - *Those opposing the application*
 - *Those with general concerns or comments*
 - *Presentations are limited to 5 minutes.*

DECLARATION OF POSTING OF AGENDA IN ACCORDANCE WITH GOVERNMENT CODE SECTION 54954.2 - SECRETARY REPORT

OPEN PUBLIC COMMENT PERIOD (5 MINUTES)

Now is the time for presentation from the public on items **NOT** appearing on the agenda that are within the Planning Commission's jurisdiction. Should your comments require Commission action, your request will be placed on the next appropriate agenda. No Commission discussion or action may be taken until your item appears on a future agenda. You may contact the Planning Division for specific time and dates. This procedure is in compliance with the California Public Meeting Law (Brown Act) G.C. 54950.5. Please limit your comments to five (5) minutes.

MINUTES: June 13, 2000

NEW BUSINESS:

1. **USE PERMIT, UP-00-02: LLAGAS-OLD MORGAN HILL ELEMENTARY SCHOOL:** A proposed conditional use permit to allow the relocation and reuse of the former Morgan Hill Elementary School. The project involves the relocation of the 16,000 square foot school building from it's existing location at the corner of E. Dunne Ave. and Monterey Rd. to a 2.55 acre parcel at the southwest corner of the intersection of Hale Ave. and Llagas Rd. Upon relocation, the school buildings would be rehabilitated and reused as a private elementary school accommodating up to 200 students. The project size is zoned R-1 (7000) single family residential. (APN 764-32-006)

Recommendation: Adoption of Mitigated Negative Declaration, and approval of Resolution No. 00-41.

2. **USE PERMIT AMENDMENT, UPA-98-17: SUTTER-TBI:** A request to amend a conditional use permit to allow office uses in an existing building at 18625 Sutter Blvd. in a Light Industrial (ML) zoning district. (APN 726-33-13)

Recommendation: Adoption of Negative Declaration, and approval of Resolution No. 00-40.

OLD BUSINESS:

3. **ZONING AMENDMENT, ZA-00-07: CITY OF MORGAN HILL-SUBCOMMITTEE RECOMMENDATIONS FOR CHANGES TO THE RESIDENTIAL DEVELOPMENT CONTROL SYSTEM STANDARDS AND CRITERIA:** A request to further amend Chapter 18.78 of the Morgan Hill Municipal Code, amending the evaluation standards and criteria for proposed residential developments as set forth in Sections 18.78.200 through 18.78.330 of the Municipal Code.

Recommendation: Approval of Resolution No. 00-42

TENTATIVE UPCOMING AGENDA ITEMS FOR THE JULY 11, 2000 MEETING:

- S **DA-99-06 (GPA-97-10): Monterey-TBI/Gomes**
- S **DA-00-02: Cochrane-Morgan Hill Development Partners**
- S **ZA-98-11: City of Morgan Hill-PUD Zoning for Dunne/Condit**
- S **Selection of Chair and Vice Chair**
- S **Possible cancellation of August 22, 2000 Planning Commission Meeting**

ANNOUNCEMENTS

CITY COUNCIL REPORTS

ADJOURNMENT

SPEAKER CARD

IN ACCORDANCE WITH GOVERNMENT CODE 54953.3, IT IS NOT A REQUIREMENT TO FILL OUT A SPEAKER CARD IN ORDER TO SPEAK TO THE PLANNING COMMISSION. HOWEVER, it is very helpful to the Commission if you would fill out the Speaker Card that is available on the counter in the Council Chambers. Please fill out the card and return it to the Deputy City Clerk. As your name is called by the Chairperson, please walk to the podium and speak directly into the microphone. Clearly state your name and address and proceed to comment upon the agenda item. Please limit your remarks to three (3) minutes.

NOTICE

AMERICANS WITH DISABILITY ACT (ADA)

The City of Morgan Hill complies with the Americans with Disability Act (ADA) and will provide reasonable accommodation to individuals with disabilities to ensure equal access to all facilities, programs and services offered by the City.

If assistance is needed regarding any item appearing on the Planning Commission agenda, please contact the Office of the City Clerk at City Hall, 17555 Peak Avenue or call 779-7259 or Hearing Impaired only - TDD 776-7381 to request accommodation..

NOTICE

***NOTICE IS GIVEN** pursuant to Government Code Section 65009, that any challenge of any of the above agenda items in court, may be limited to raising only those issues raised by you or on your behalf at the Public Hearing described in this notice, or in written correspondence delivered to the Planning Commission at, or prior to the Public Hearing on these matters.*

NOTICE

The time within which judicial review must be sought of the action taken by the Planning Commission which acted upon any matter appearing on this agenda is governed by the provisions of Section 1094.6 of the California Code of Civil Procedure.

PLANNING COMMISSION AGENDA
JUNE 27, 2000
PAGE -4-